

FOR SALE OR LEASE

± 74,000 SQFT | AVAILABLE IMMEDIATELY

THIRD GEN INDUSTRIAL

17264 Hwy 301 Statesboro, GA 30458

Traver Vliem

Advisor

traver.vliem@blokkcre.com
912.515.6060

Prashant Patel

Advisor

prashant.patel@blokkcre.com
229.256.3260



PROPERTY SUMMARY

Third Gen Industrial - Statesboro, GA

17624 Highway 301 Statesboro, GA 30458

- $\pm 74,000$ square feet Land
- Size: ± 2.55 acres
- Pricing For Lease: \$3/ft
- Pricing For Sale: \$1,000,000
- Zoning: HOC
- VPD: 1,280+ on HWY 301



PROPERTY DESCRIPTION

Blokk Commercial Real Estate is pleased to present 17264 Highway 301 N, a $\pm 74,000$ square foot third-generation industrial facility located in Statesboro, Georgia. Positioned along a major transportation corridor, this property offers excellent regional connectivity—just one hour from the Port of Savannah, 40 minutes from the Hyundai Metaplant, and just 4 minutes from the Bulloch County Airport.

The building is equipped with ten grade-level doors and four dock-high doors, providing versatile access for a wide range of industrial users. With its functional layout and immediate availability, this property presents an ideal opportunity for manufacturers, distributors, or logistics operators seeking a cost-effective facility with strategic proximity to Southeast Georgia's growing industrial base.



10 Grade-Level Doors & 4 Dock-High Doors



1 hour to Port of Savannah



40 Minutes to Hyundai Metaplant



4 minutes from Bulloch County Airport



Available Immediately



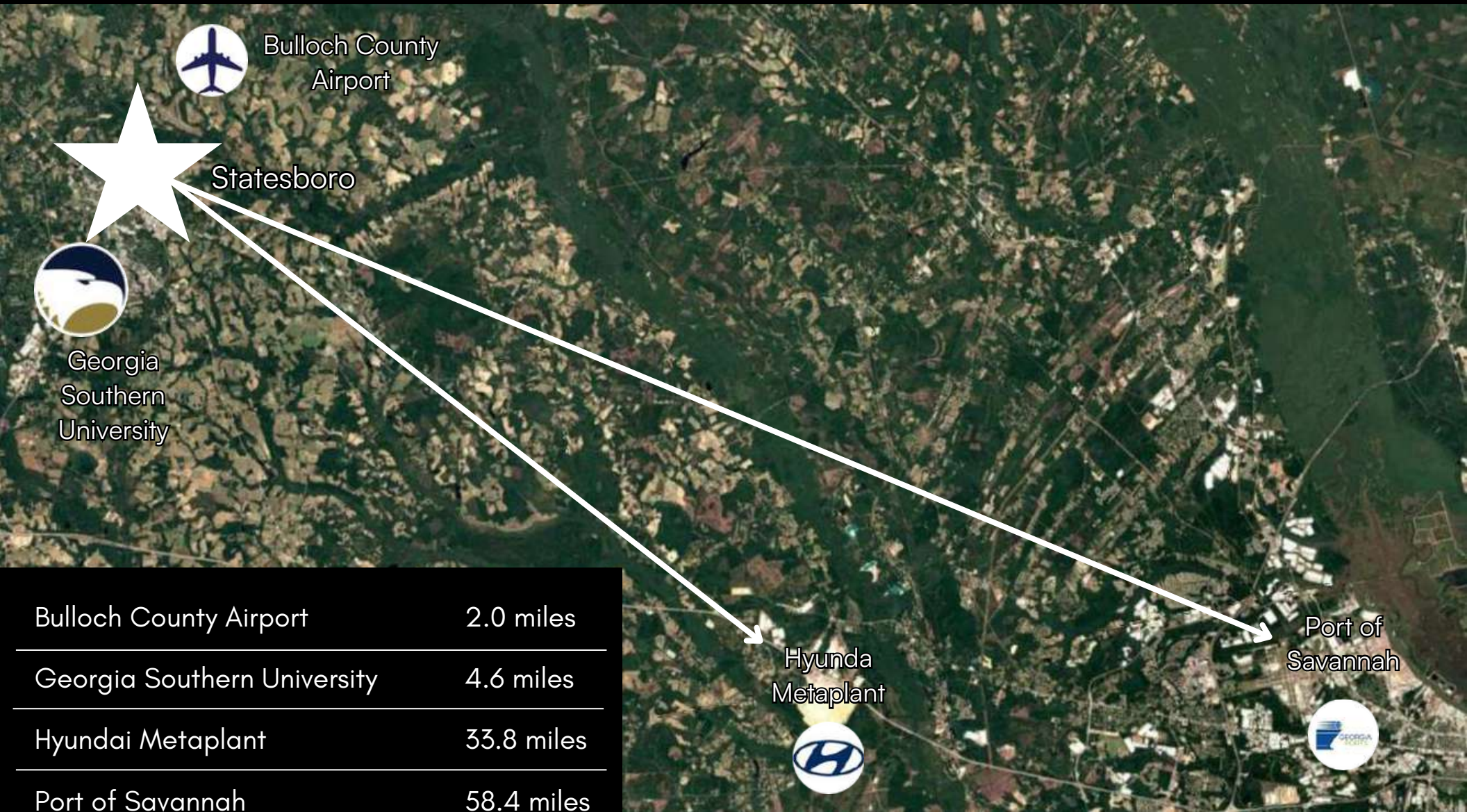
PROPERTY PHOTOS



Travis Vliem - 912.515.6060 | Prashant Patel - 229.256.3260



SITE OVERVIEW



STATESBORO



Population

Statesboro has experienced steady population growth in recent years, supported in large part by the presence of Georgia Southern University and its expanding student, faculty, and staff base. The city maintains a population of approximately 33,000 residents, while the broader Bulloch County exceeds 80,000, reflecting consistent regional growth. This stable and growing population base is complemented by a youthful demographic profile and ongoing in-migration, supporting long-term demand for housing and local services.



Age Profile (Young, Rent-Friendly Market)

Statesboro features a notably young age profile, driven by the strong influence of Georgia Southern University. The median age in the city is significantly lower than national averages, with a large concentration of residents between 18 and 24 years old. This student-driven demographic is balanced by a stable base of working professionals and families across Bulloch County, creating a diverse and sustainable population mix that supports consistent housing demand across multiple segments. Strong renter base and turnover (ideal for student housing & multifamily).

BIO/CONTACT



Prashant Patel

Advisor

prashant.patel@blokkcre.com

229.256.3260

BACKGROUND

Prashant Patel is a commercial real estate advisor with Blokk Commercial Real Estate specializing in investment sales, retail, hospitality, multifamily and development opportunities throughout the Southeast. He works with private investors, developers and business owners on acquisitions, dispositions, leasing and investment strategy while focusing on off-market opportunities and value creation.

As an active real estate investor himself, Prashant brings an owner's perspective to every transaction. His firsthand experience buying, selling and evaluating investment properties allows him to provide practical advice, structure creative deals and help clients achieve their investment goals.

Originally from Tifton, Georgia, Prashant earned his degree in Business Management from Georgia Southern University. Outside of work, he enjoys playing basketball, snowboarding, traveling and staying active.

EDUCATION

Georgia Southern University
College of Business Management

BIO/CONTACT



Traver Vliem

Advisor

traver.vliem@blokkcre.com

912.515.6060

BACKGROUND

Traver Vliem focuses in retail, industrial, residential development tracts, and investment sales across Southeast Georgia, advising clients on acquisitions, dispositions, and development opportunities. His work spans single-tenant net-leased assets, redevelopment sites, and multi-market portfolios. Originally from Texas, Traver played football at Georgia Southern University and now lives in Statesboro with his wife, Bre, and their two young children. They are active members of Compassion Christian Church and enjoy attending sporting events together. Outside of work, Traver's interests include sports, artificial intelligence, and fitness.

EDUCATION

Georgia Southern University College of Business Management. Minor in Finance. (Honors)
Four year Letterman on Football Team